

CERTIFICATE OF APPROPRIATENESS

Application Date: September 9, 2014

Applicant: David and Danielle Magdol, owner

Property: 2405 Brentwood Drive, Lot 8, Block 36, River Oaks Section 1 Subdivision. The property includes a historic 6,786 square foot two-story brick veneer single family residence and detached garage situated on an 18,033 square foot interior lot.

Significance: Forrest R. and Myrtle Oldham House is a City of Houston Landmark designated in April 2014. The Forrest R. and Myrtle Oldham House was designed and built by local builder C.C. Rouse circa 1928. Forrest Oldham was a purchasing agent for Gulf Oil. The home was later owned for many years by Malcolm and Anita Baker. C.C. Rouse developed numerous homes in River Oaks. The house is designed in a Neoclassical style, and is an early home for Brentwood Drive and River Oaks. An addition was added to the residence by the current owners in 2013. The house is significant for its architecture, its connection to C.C. Rouse, and its previous occupants.

Proposal: Alteration – Addition and roof alteration of a City Landmark. The applicant requests approval for work that was completed prior to Landmark designation in order to obtain City Tax Credits for all approved work. The proposal includes the following work:

- Construct a second story addition above an existing one story portion at the rear west quarter of the existing residence
- Increase the height and alter the configuration of the side gables on the East and West Elevations
- Add and alter fenestration on the East and West Elevations
- Alter the existing roofline and increase ridge height by approximately 5'
- Increase height of existing chimney by approximately 5'
- Construct an attached wall extending from the façade to the east

The existing building footprint will remain unchanged.

See enclosed application materials and detailed project description on p. 5-22 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: September 25, 2014



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION

FORREST R. AND MYRTLE OLDHAM HOUSE

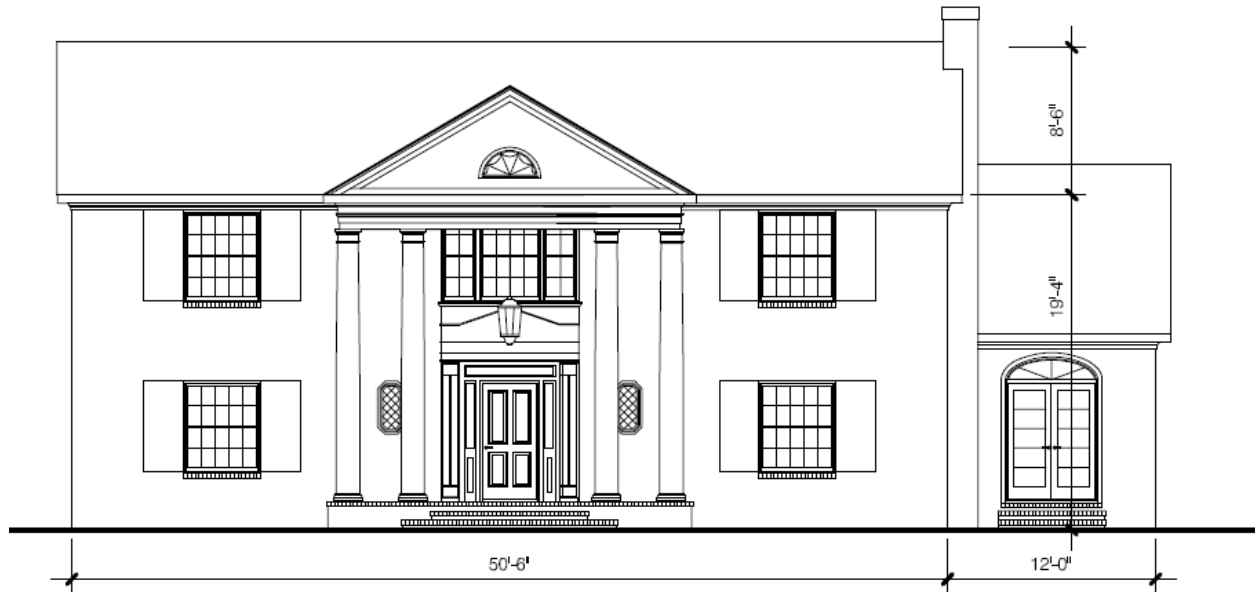


CURRENT PHOTO



SOUTH ELEVATION – FRONT FACING BRENTWOOD DRIVE

EXISTING

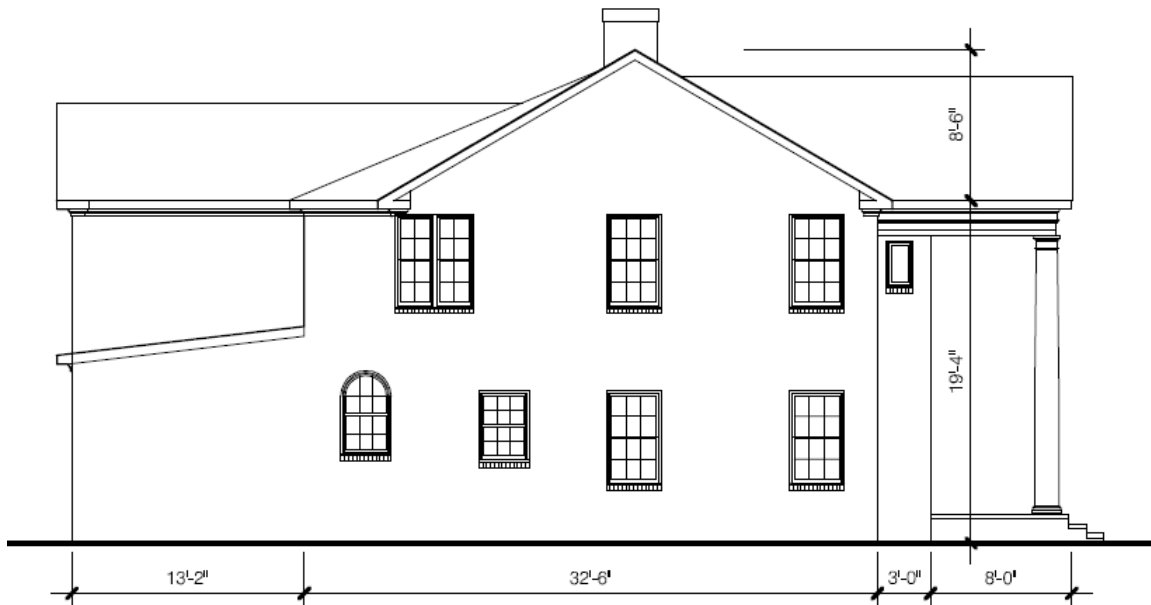


PROPOSED



WEST SIDE ELEVATION

EXISTING

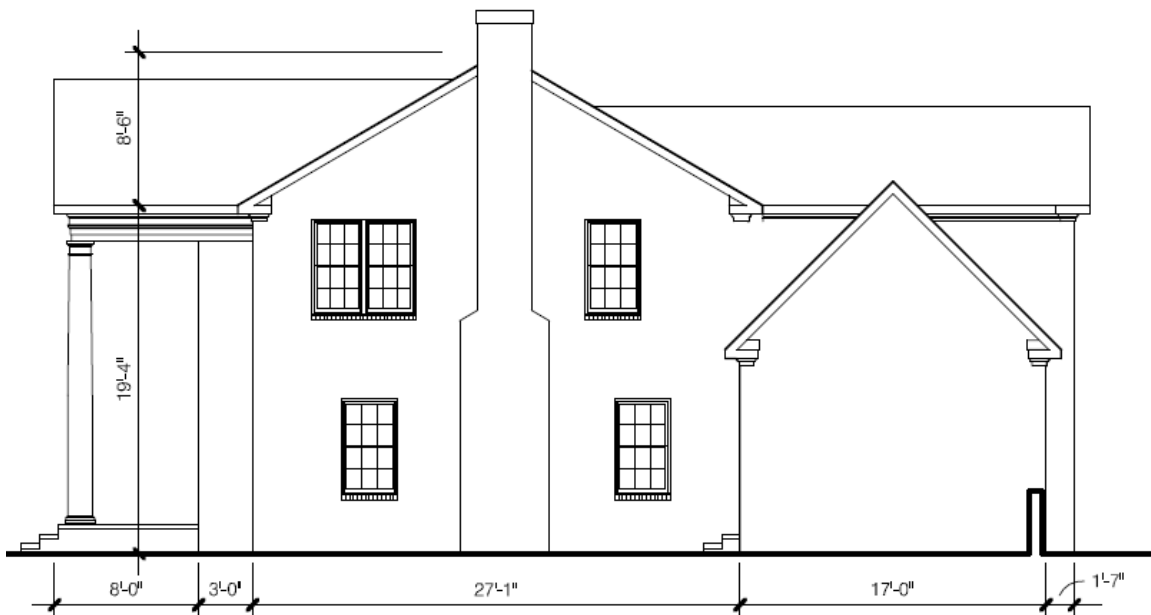


PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING



PROPOSED



ELEVATION ALTERATIONS



2 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

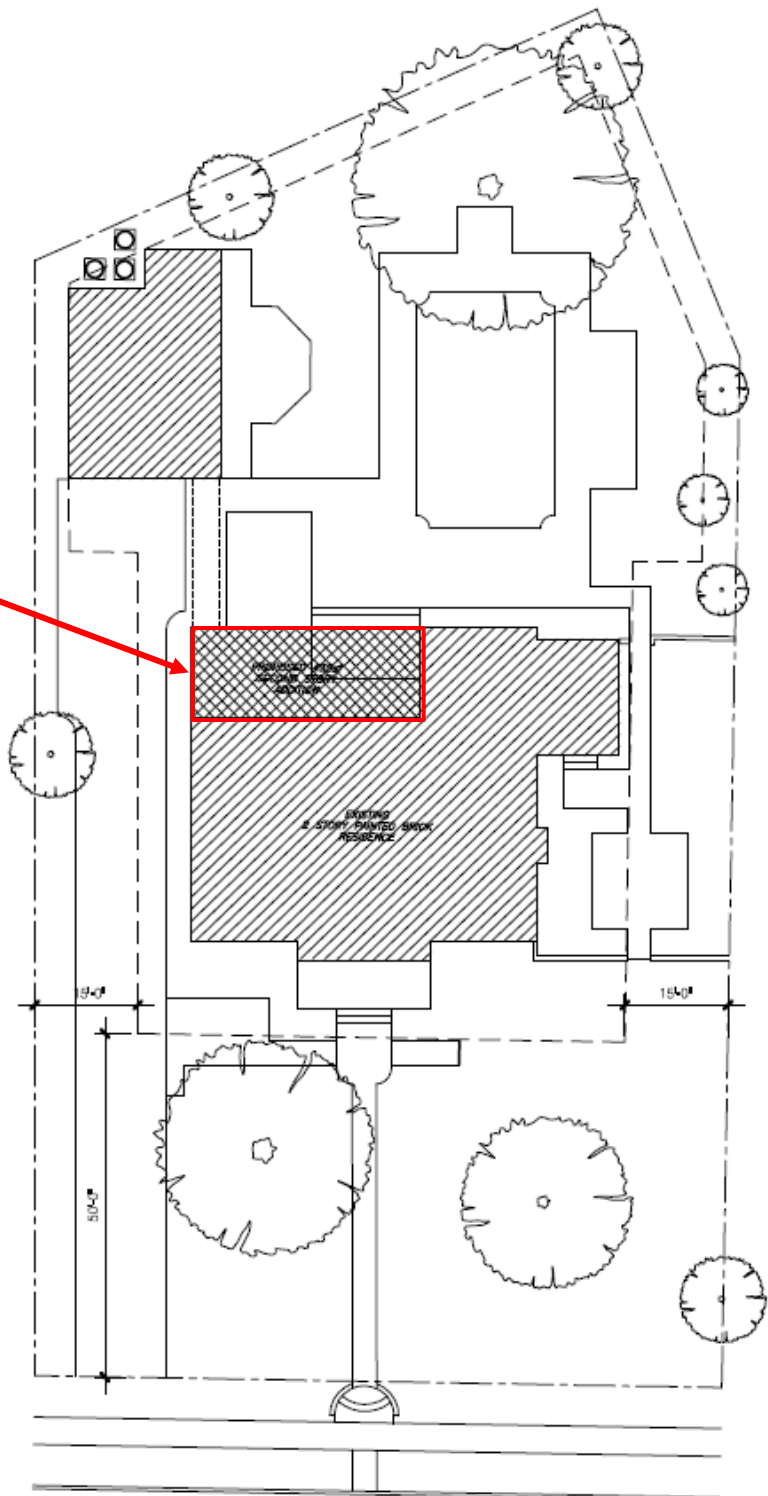


Addition



SITE PLAN
EXISTING / PROPOSED

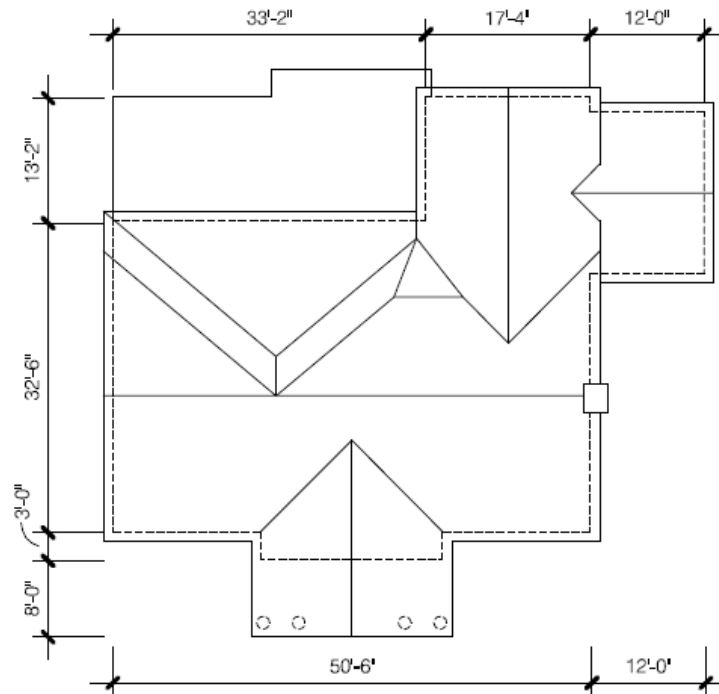
AREA OF SECOND-
STORY ADDITION



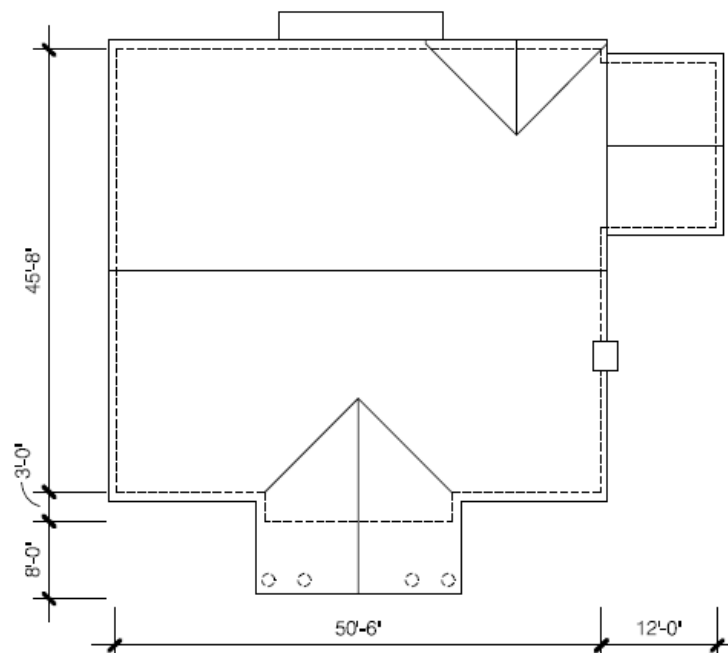


ROOF PLAN

EXISTING



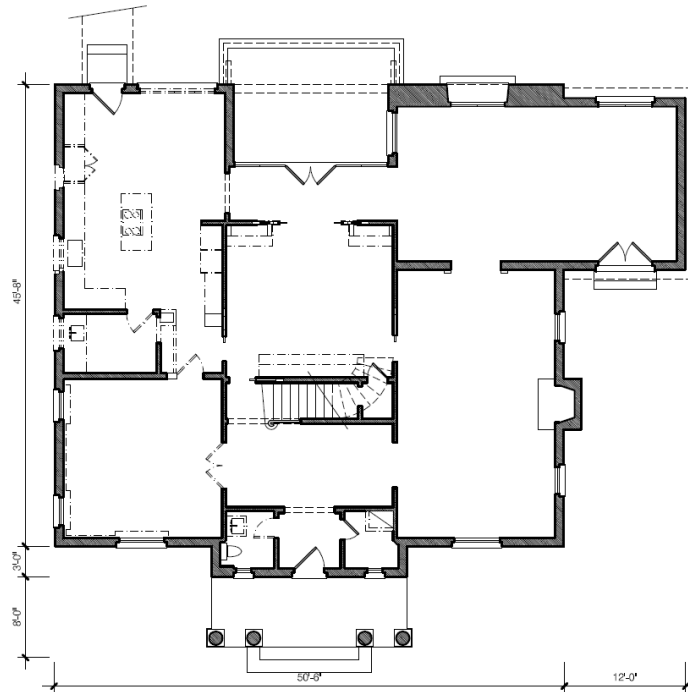
PROPOSED



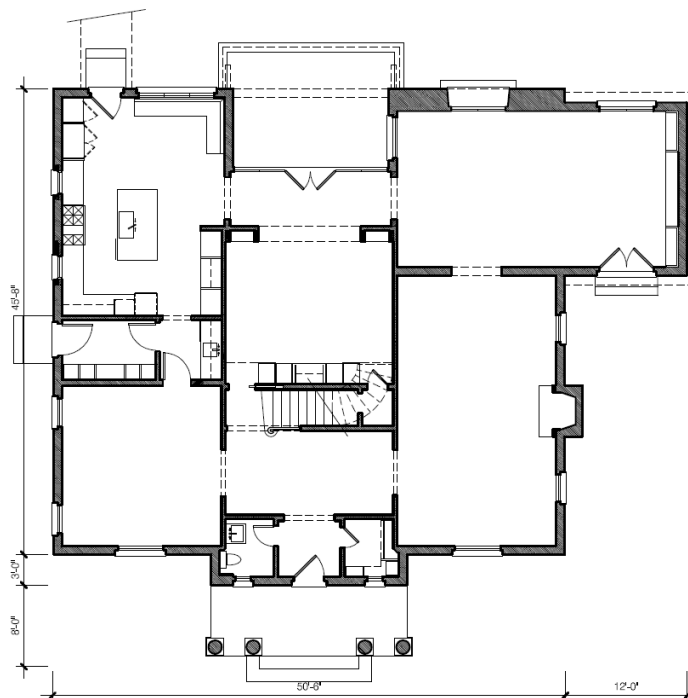


FIRST FLOOR PLAN

EXISTING



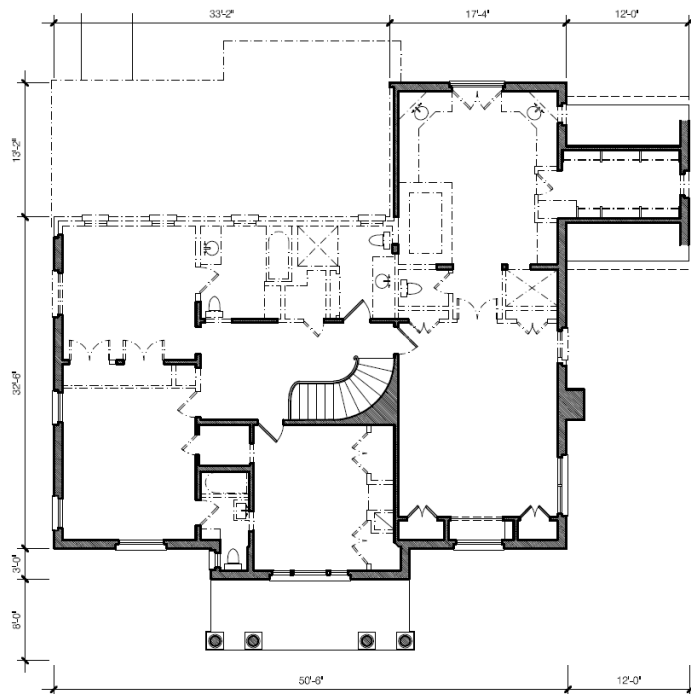
PROPOSED



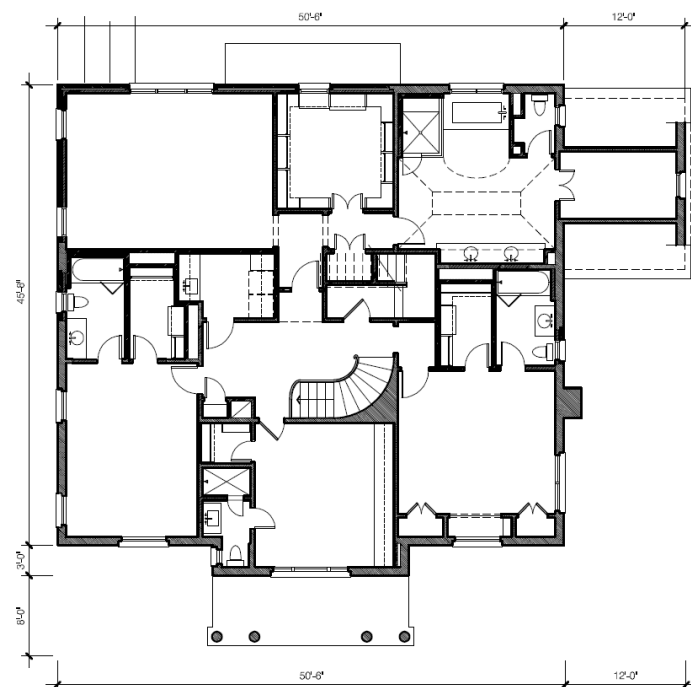


SECOND FLOOR PLAN

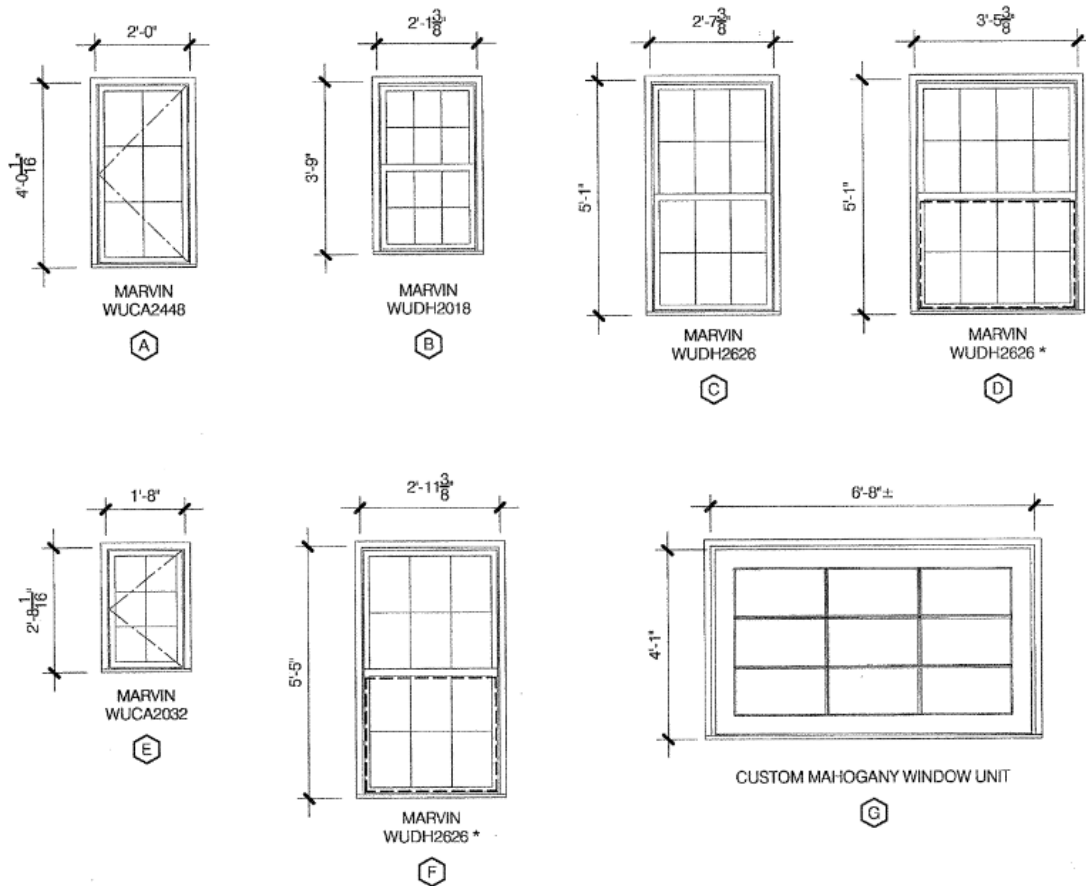
EXISTING



PROPOSED



WINDOW SCHEDULE



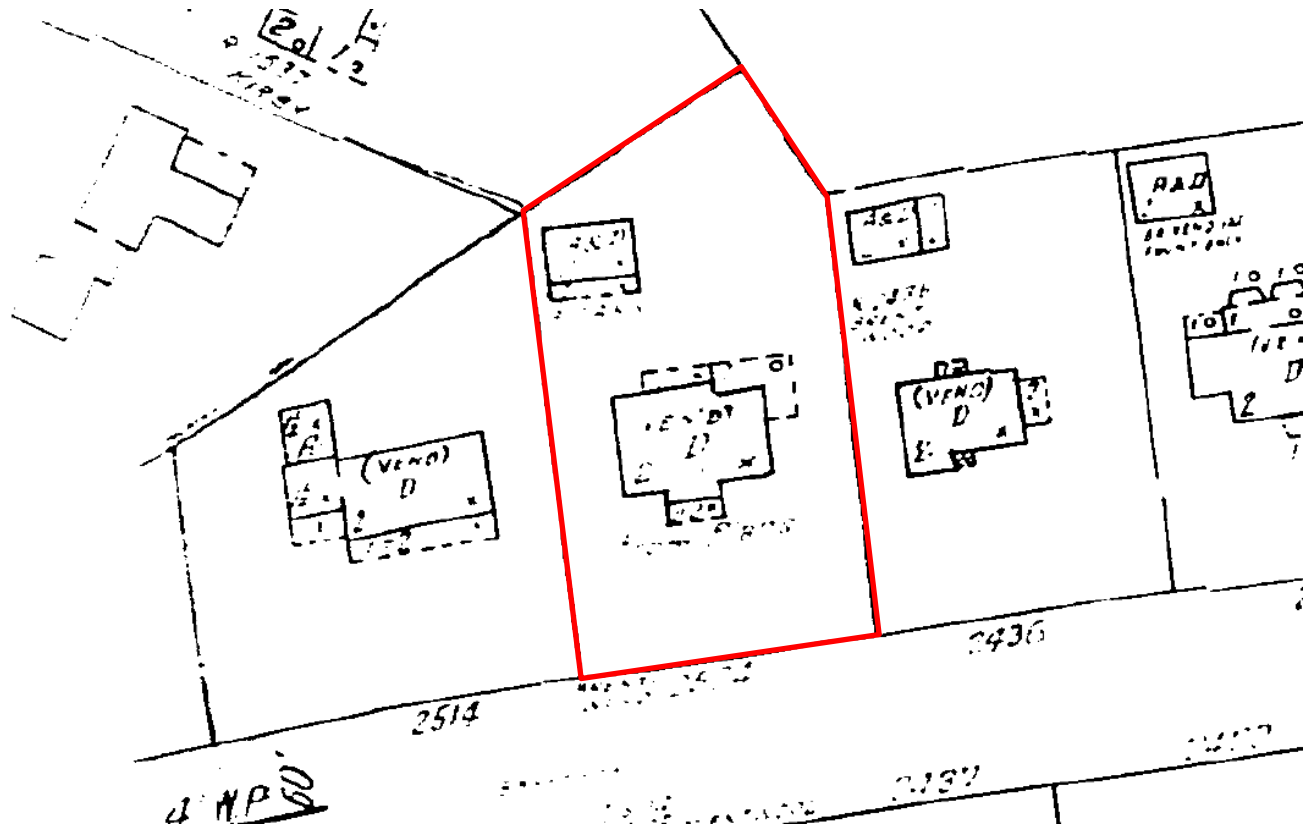
1 WINDOW TYPES

3/8" = 1'-0"

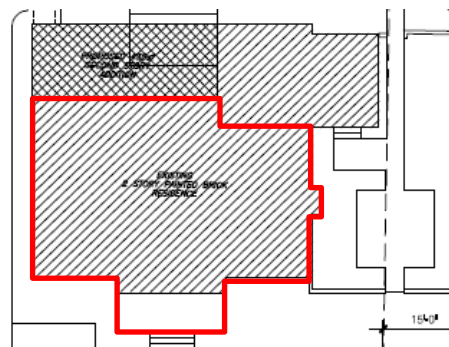
GENERAL WINDOW NOTES

1. WINDOW FRAME SIZES AND TYPES ARE BASED ON MARVIN WOOD ULTIMATE CASEMENT AND WOOD ULTIMATE WOOD DOUBLE HUNG UNITS. CONTRACTOR TO COORDINATE ROUGH OPENING SIZES WITH SELECTED MANUFACTURER.
2. DIMENSIONS ARE UNIT FRAME SIZES
3. WINDOW UNITS DENOTED WITH AN ASTERISK MEET MINIMUM EGRESS CODE FOR FIRE EVACUATION FROM BEDROOMS
4. PROVIDE DIVIDED LITE PATTERNS AS SHOWN
5. FOR CUSTOM WINDOW, MATCH RAIL, STYLE AND MULLION DETAILS AT EXISTING KITCHEN DOOR

SANBORN MAP



OUTLINE OF ORIGINAL STRUCTURE



PHOTOS

After Photos



REAR PHOTOS



Before



After

SIDE ELEVATION PHOTOS



West Elevation



East Elevation

GOOGLE IMAGES



June 2011



August 2013

PROJECT DETAILS

Shape/Mass: The existing house (before alterations) had a width of 62'-6", a depth of 48'-8", and a ridge height of 27'-10".

The proposed additions will maintain the existing footprint, but a 33'-2" wide by 13'-2" deep second-story addition will be constructed over a rear one-story portion of the house. The existing roof structure (comprised of intersecting hips and gables) will be removed and a simplified side gable roof will be constructed. The new roof will match the pitch and side gable design of the original, but due to the increase in span, will have a ridge height that is 5'-4" taller than existing. The proposed ridge height will be 33'-2". The added space in the side gables will be infilled with brick and additional windows. The chimney will also be extended approximately 5 additional feet in height. Due to the alteration of the roof and the newly infilled rear and side elevations, the original form of the building has been lost. No attempt to distinguish the original portion of the house from the addition was made. A brick wall, approximately 7' tall and sloping to approximately 5', will extend from the eastern portion of the front wall to the east property line. See drawings and photos for more detail.

Windows/Doors: The façade of the residence features four 10-over-10 windows on the outer bays and a group of divided lite windows in the central bay. Several decorative windows are also located on the façade. The side elevations mostly feature 6-over-6 windows. All of the existing windows and doors on the front elevation will be retained. A majority of windows and doors on the side elevations will also be retained, but several windows will be shifted and additional windows and doors will be added. The non-original shutters will be removed. Please see window schedule, drawings, and photos for more detail.

Exterior Materials: The existing house is clad in a painted brick veneer.
The addition will be clad in painted brick veneer to match existing.

Roof: The existing roof (before alterations) featured a pitch of 7:12 and an eave height of 19'-4". The main roof was a side gable with lower rear gable and hipped elements at the rear. The original roof had a height of 8'-6".

As part of the proposed alterations, the existing roof will be removed and replaced with a more simple side gable roof. The proposed roof maintains the existing pitch of 7:12 and an eave height of 19'-4". However, due to an increase in span, the ridge height of the new roof will be increased by 5'-4". The constructed roof will have a height of 13'-10". The ridge of the new roof will also be pushed approximately 8 additional feet towards the rear and will no longer being centered on the chimney. The newly created space below the ridge will be infilled with brick and windows. See drawings and photos for more detail.

Front Elevation: The façade of the existing structure features three main bays. The central bay features a centered front door surrounded by sidelites and a transom. A decorative pediment surrounds the entryway. Flanking the entrance are two vertically elongated octagonal windows with a diamond divided-lite pattern. The second story features a group of three windows featuring a 6-over-6 window flanked by 4-over-4 windows. The center bay also features a two-story portico with four columns (two on each side of the door). The portico is topped by a front facing gable featuring a centered fan-lite window. The central bay is flanked by bays featuring a single 10-over-10 window on each story. These windows have shutters. To the east of the main façade is a one story portion featuring French doors topped by an arched window. The residence features a side gable roof along the façade.

(South)

With the proposed alterations, the shutters will be removed, and the ridge height and chimney will be extended. A brick wall will also be constructed on the eastern portion of the façade. The roof will extend from 8'-6" in height to 13'-10" in height. All other existing features of the front elevation will be retained. See drawings and photos for more detail.

Side Elevation: The existing West Elevation features the side profile of the front portico to the south followed by a single small window in an inset portion of the second story. The main body of the house features three 6-over-6 windows (with the two southern windows being larger than the third). The most northern window on the first story is a 6-over-6 window with a rounded top sash. The second-story features two 6-over-6 windows and a pair of 4-over-4 windows. To the north of the main structure are one- and two-story extensions featuring no additional fenestration. The one-story portion is topped by a low-pitched shed roof.

(West)

As part of the proposed alterations, an addition will be constructed over the existing one-story rear portion of the residence. The western wall will now be a two-story flat plane. Although the existing four windows to the south of the chimney will remain, all fenestration to the north of the chimney will be altered. The first story will have the two existing windows followed by a door and two divided-lite windows. The second-story will have the two existing windows followed by three 6-over-6 windows. Due to the addition of a second story of the one-story portion, the existing roof will be removed and rebuilt at the same 7:12 pitch. However, because of the increased span, the roof will be approximately 5 feet taller. This will also create a large side gable that will include a group of three 6-over-6 windows. The chimney will also be extended by about 5 feet. See drawings and photos for more detail.

Side Elevation: The existing East Elevation features the side profile of the front portico to the south. The main body of the house features four 6-over-6 windows. To the north is a one-story prior addition featuring no fenestration. A chimney is centered on the ridge.

(East)

As part of the proposed alterations, the existing second story will be altered to better tie into the proposed second story addition on the west elevation. The eastern wall will now be a two-story flat plane. Although the existing three windows to the south of the chimney will remain, the second-story window, north of the chimney, will be shrunk in size. A small divided-lite window will also be installed at the rear. A 6-over-6 window will also be installed in the gable of the one-story previous addition. The roof will be removed and rebuilt at the same 7:12 pitch. Because of the increased span, the roof will be approximately 5 feet taller. This will also create a large side gable that will include a group of three 6-over-6 windows. The chimney will also be extended by about 5 feet. See drawings and photos for more detail.